



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA

}

Petitioner,

}

vs.

}

MARK STEENSMA

}

Respondent(s)

}

CASE NO.: CECASE-26-01570

ADDRESS OF VIOLATION:

}

0 Caper CIR NORTH PORT, FL, 34288-4288

}

Parcel ID.: 1123232417

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

The undersigned, CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

AFFIDAVIT OF POSTING

On 06/10/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 Caper CIR NORTH PORT, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 06/17/2026

Joshua Presson, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026 by Joshua Presson.

Notary public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

MARK STEENSMA

4157 CAPER CIR

NORTH PORT, FL 34288

Respondent(s)

ADDRESS OF VIOLATION:

0 Caper Cir

North Port, FL 34288

PARCEL ID.: 1123232417

CASE NO.: CECASE-26-01570

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
OF SARASOTA :

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated 5/14/2026, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

Reported by Zoning - work going on but there are no permits or CZC. The parcel ID is 1123232417 also look for parking on vacant lot and any other violations if seen.

See Satellite Image in Documents

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

An RV is being stored on property without a principal structure.

Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

Violation Description

105.1, Florida Building Code - Permit required.

Violation Text

Building Permit required prior to work being initiated. A structural foundation is being constructed, with what appears to be plumbing on property. Property has been cleared, a shed has been added, along with a culvert.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

Violation Description

Chapter 2 - Development Review Article II. Development Application Types Section 2.2.5. ULDC - Certificate of Zoning Compliance A. Generally. Certificate of Zoning Compliance review is required for the following development proposals, which review must be approved prior to building permit application, if applicable: (1). One-and-two family development; (2). Residential accessory structures or additions; (3). Signs pursuant to the procedures and review timelines in Chapter 5 of this ULDC; (4). Tree removal or underbrush clearing not associated with (1). or (2). above or a Site Development and Infrastructure Plan.

Violation Text

A Certificate of Zoning Compliance is required prior to work being initiated. A structural foundation is being constructed, with what appears to be plumbing on property. Property has been cleared, a shed has been added, along with a culvert.

Violation Corrective Action(s)

Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

(3) Field Inspection Notes:

Posted on property, RV has been removed from the property, however, no permits have been drawn or applied for to date.

DATED: 6/5/2026



Joshua Presson
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 05th day of JUNE, 2026, by Joshua Presson.

Trysta Lynn Cassell

Trysta Cassell - *Notary Public - State of Florida*



X Personally Known OR ___ Produced Identification
Type of Identification Produced _____



CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

VS.

MARK STEENSMA

4157 CAPER CIR

NORTH PORT, FL 34288

Respondent(s)

ADDRESS OF VIOLATION:

0 Caper Cir

North Port, FL 34288

PARCEL ID.: 1123232417

CASE NO.: CECASE-26-01570

CERTIFIED MAIL NO.: 06/09/2026

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 06/05/2026, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on July 23, 2026, in City Chambers, City Hall, ***4970 City Hall Boulevard, North Port, Florida***, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A Notice of Violation, dated 05/14/2026, was previously served by REGULAR MAIL.

The attached Affidavit of Violation specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

YOU ARE HEREBY ORDERED to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on July 23, 2026, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached Affidavit of Violation, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.

<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 4157 CAPER CIR , NORTH PORT, FL 34288.

DATED: June 9th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive style with a large initial "T".

Trysta Cassell – CITY OF NORTH PORT



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

CODE ENFORCEMENT HEARING

MARK STEENSMA
4157 CAPER CIR
NORTH PORT, FL 34288

CECASE-26-01570
Address of Violation
0 Caper CIR
NORTH PORT, FL, 34288-4288
PARCEL ID.: 1123232417

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “CEInfo@northportfl.gov”.

Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at: www.northportfl.gov/cehearing

More information on Code Enforcement can be found at: www.northportfl.gov/code

Information on Building Permits can be found at: www.northportfl.gov/permitting



**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

MARK STEENSMA
4157 CAPER CIR
NORTH PORT, FL 34288

DATE: May 14, 2026

CASE NO.: CECASE-26-01570
REAL PROPERTY ADDRESS: 0 Caper Cir, North Port, FL 34288
LOT 17 BLK 2324 47TH ADD TO PO
PARCEL ID: 1123232417
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description

59-1 (c)(1) NPCC, Allowed parking - A property owner shall only have a boat, light duty vehicle, on-call/on-duty wrecker, recreational vehicle, or trailer parked on their residential lot when the lot contains a principal structure, and pursuant to the following limitations: a. Combined maximum parking. The combined maximum number of light duty vehicles and boats allowed to park on a residential lot is determined based on the lot's size, as follows: Residential Lot Size / Total Vehicles and/or Boats - 10,999 square feet or smaller = 6 ; 11,000 to 20,999 square feet = 8 ; 21,000 to 30,999 square feet = 9 ; 31,000 to 40,999 square feet = 10 ; 41,000 to 50,999 square feet = 11 ; 51,000 square feet and larger = 12 ; b. Boat and trailer parking. A boat on a trailer shall count as one item towards the combined maximum parking allowed on a residential lot. c. Location limits. No boat, light duty vehicle, recreational vehicle, and/or trailer shall be parked on a residential lot except as follows: 1. Front yard parking. A parked vehicle/boat must rest entirely upon a driveway in the front yard. 2. Side or rear yard parking. A parked vehicle/boat must rest so that no part encroaches into an easement on the side or rear yard. *Driveway. An improved surface located between the public street and a private property that provides ingress and egress of vehicular traffic from the public street to a definite area on the private property, such as a carport, garage, or house.

Violation Text

An RV is being stored on property without a principal structure.

Violation Corrective Action(s)

Vehicle(s) must be removed from the property, or contained within an enclosed structure, or meet allowed parking requirements within ten (10) days of the date of this notice

**Violation Description**

105.1, Florida Building Code - Permit required.

Violation Text

Building Permit required prior to work being initiated. A structural foundation is being constructed, with what appears to be plumbing on property. Property has been cleared, a shed has been added, along with a culvert.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

Violation Description

Chapter 2 - Development Review Article II. Development Application Types Section 2.2.5. ULDC - Certificate of Zoning Compliance A. Generally. Certificate of Zoning Compliance review is required for the following development proposals, which review must be approved prior to building permit application, if applicable: (1). One-and-two family development; (2). Residential accessory structures or additions; (3). Signs pursuant to the procedures and review timelines in Chapter 5 of this ULDC; (4). Tree removal or underbrush clearing not associated with (1). or (2). above or a Site Development and Infrastructure Plan.

Violation Text

A Certificate of Zoning Compliance is required prior to work being initiated. A structural foundation is being constructed, with what appears to be plumbing on property. Property has been cleared, a shed has been added, along with a culvert.

Violation Corrective Action(s)

Apply for the proper Certificate of Zoning Compliance and schedule the required inspection(s) within ten (10) days of the date of this notice. For additional information you may visit: <https://www.northportfl.gov/Building-Planning/Planning-Zoning/Applications-and-Forms> or email czcapplications@northportfl.gov.

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1123232417

Ownership:

STEENSMA MARK

4157 CAPER CIR, NORTH PORT, FL, 34288

Situs Address:

CAPER CIR NORTH PORT, FL, 34288

Land Area: 12,405 Sq.Ft.

Municipality: City of North Port

Subdivision: 1779 - PORT CHARLOTTE SUB 47

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 22-39S-22E

Census: 121150027462

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 17 BLK 2324 47TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> i
2025	\$7,600	\$0	\$0	\$7,600	\$7,590	\$0	\$7,590	\$10
2024	\$6,900	\$0	\$0	\$6,900	\$6,900	\$0	\$6,900	\$0
2023	\$6,900	\$0	\$0	\$6,900	\$6,900	\$0	\$6,900	\$0
2022	\$6,600	\$0	\$0	\$6,600	\$2,662	\$0	\$2,662	\$3,938
2021	\$3,700	\$0	\$0	\$3,700	\$2,420	\$0	\$2,420	\$1,280
2020	\$2,600	\$0	\$0	\$2,600	\$2,200	\$0	\$2,200	\$400
2019	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2018	\$1,900	\$0	\$0	\$1,900	\$1,900	\$0	\$1,900	\$0
2017	\$2,300	\$0	\$0	\$2,300	\$1,760	\$0	\$1,760	\$540
2016	\$1,600	\$0	\$0	\$1,600	\$1,600	\$0	\$1,600	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
9/7/2022	\$15,000	2022146310	01	LERIE JOEL P	WD
11/23/2015	\$17,000	2015148366	05	PRIMA PROPERTIES LLC	WD
4/1/2004	\$16,400	2004072687	X2	GERMANN, RANDOLF L	WD
11/1/1985	\$4,700	1818/1218	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/4/2026

FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0403F	OUT	IN	AE	120279	24	OUT
0403F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 6/1/2026

For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 05/15/2026

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8376 4781 84

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 05/15/2026 14:39

ORIGINAL INTENDED RECIPIENT:

MARK STEENSMA

4157 CAPER CIR

NORTH PORT FL 34288

Case Number: CECASE-26-01570

Parcel ID: 1123232417

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/09/2026

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8327 7290 13

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/09/2026 14:35

ORIGINAL INTENDED RECIPIENT:

MARK STEENSMA

4157 CAPER CIR

NORTH PORT FL 34288

Case Number: CECASE-26-01570

Parcel ID: 1123232417